

**96th Street & Westfield Blvd. Area**

City of Carmel, Indiana  
Department of Community Services  
*EDEN Land & Design, Inc. - Consultant*

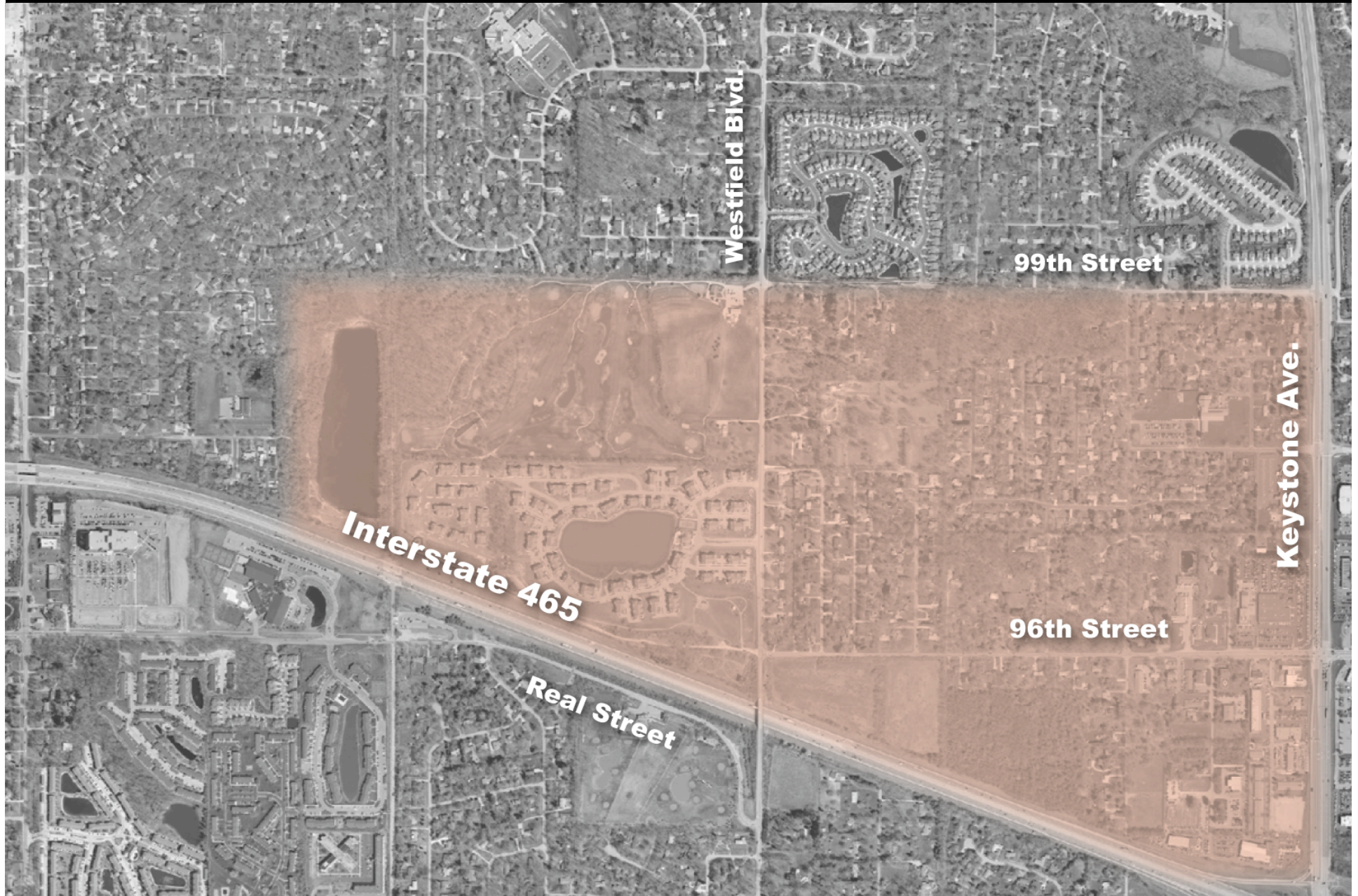
# **Neighborhood Planning Discussion**

**August 29, 2005**

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## INTRODUCTION Focus Area





- 1. Introduction/Agenda**
- 2. Summary of Past Activities**
- 3. The Mission of this Project Study**
- 4. The Land Use Planning Process**
- 5. Further Concept Explanations**
- 6. Community Discussion on Strengths and Weaknesses of the Area as it is today**
- 7. Community Discussion on Strengths and Weaknesses of the Plan as presented**
- 8. Question and Answer Time as Available**

- **Planning Study sponsored by Department of Community Services (DOCS)**
- **DOCS is 24 employees responsible for:**
  - a. **Building permits/inspections;**
  - b. **Property Maintenance and Nuisance Enforcement;**
  - c. **Zoning Administration; and**
  - d. **Comprehensive Planning in Carmel & Clay Township.**
  - e. **Staff to Plan Commission & Board of Zoning Appeals**
- **DOCS has contracted with urban planner Adam Thies, of Eden Land & Design to facilitate this study**
- **This is a planning study – it is not a redevelopment project**

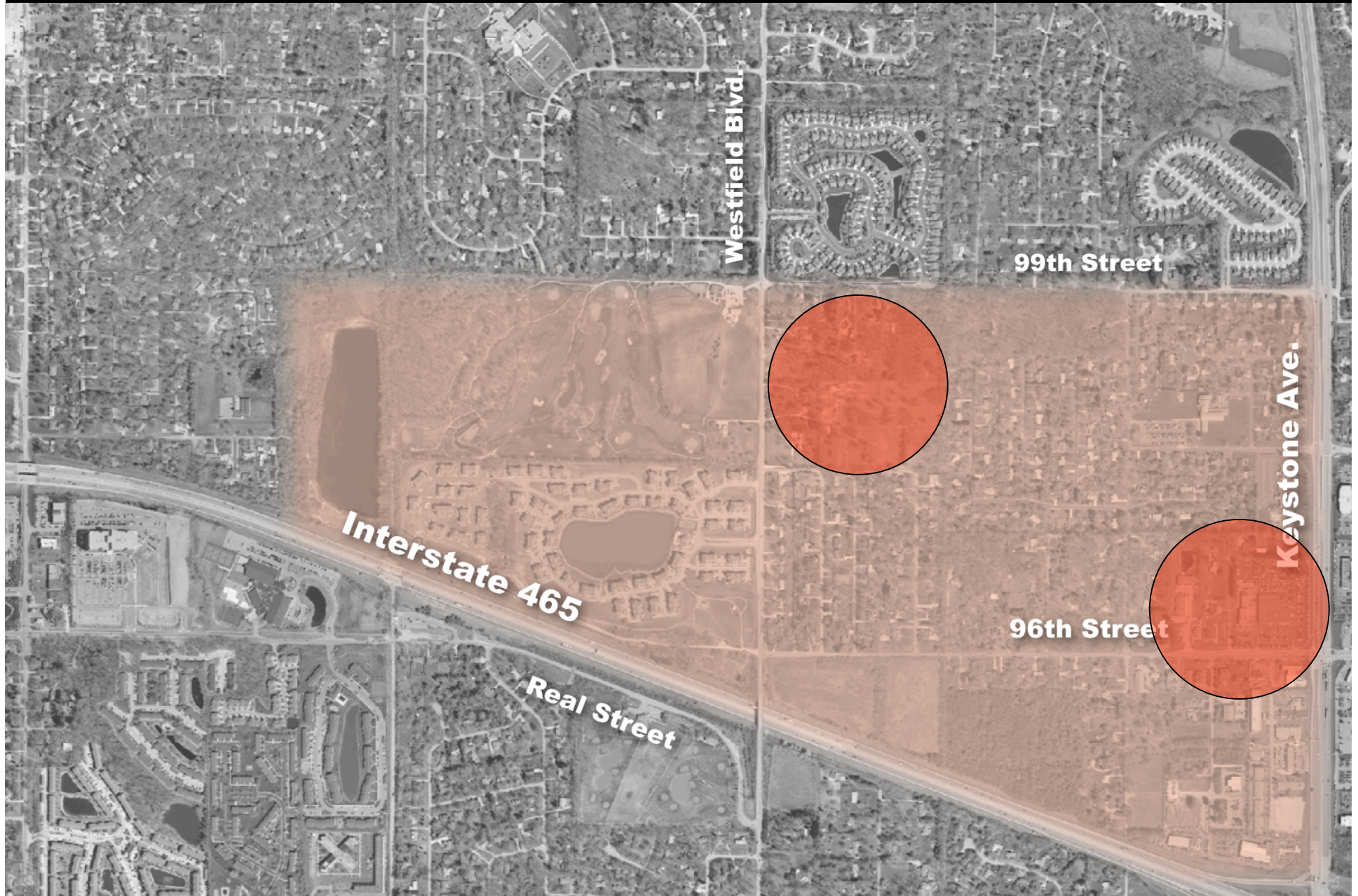


- 1. Development pressure at 96<sup>th</sup> Street and Keystone Ave., request from area residents;**
- 2. Development pressure in area of 99<sup>th</sup> Street and Westfield Boulevard;**
- 3. Road Improvements by City;**
- 4. Buildout foreseeable – development moving back to central core;**
- 5. Carmel Urban Design Initiative established framework for neighborhood planning;**
- 6. Current Comprehensive Plan ten years old.**

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# Development Pressure





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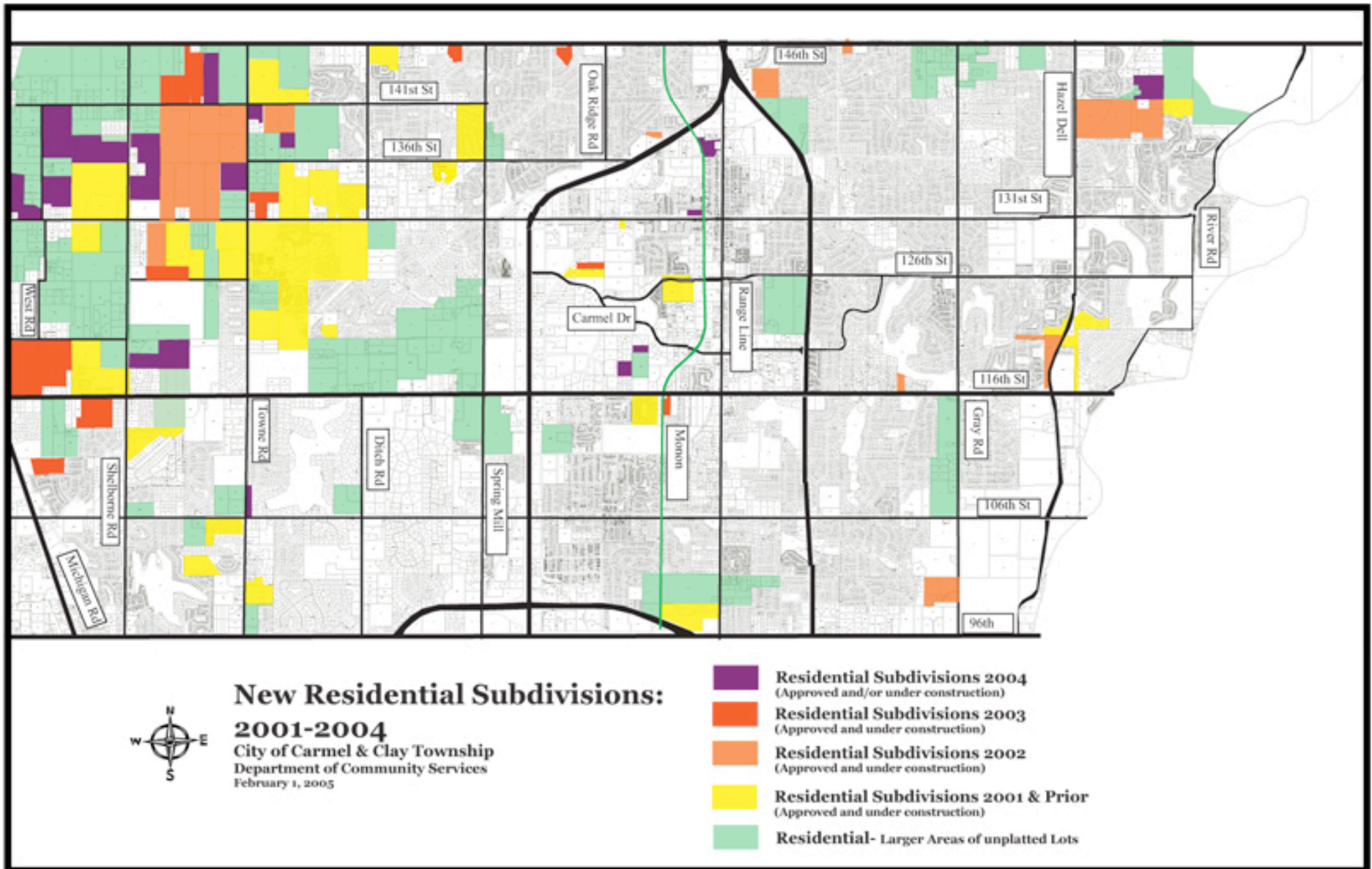
# Westfield Improvements



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# Losing Development Land





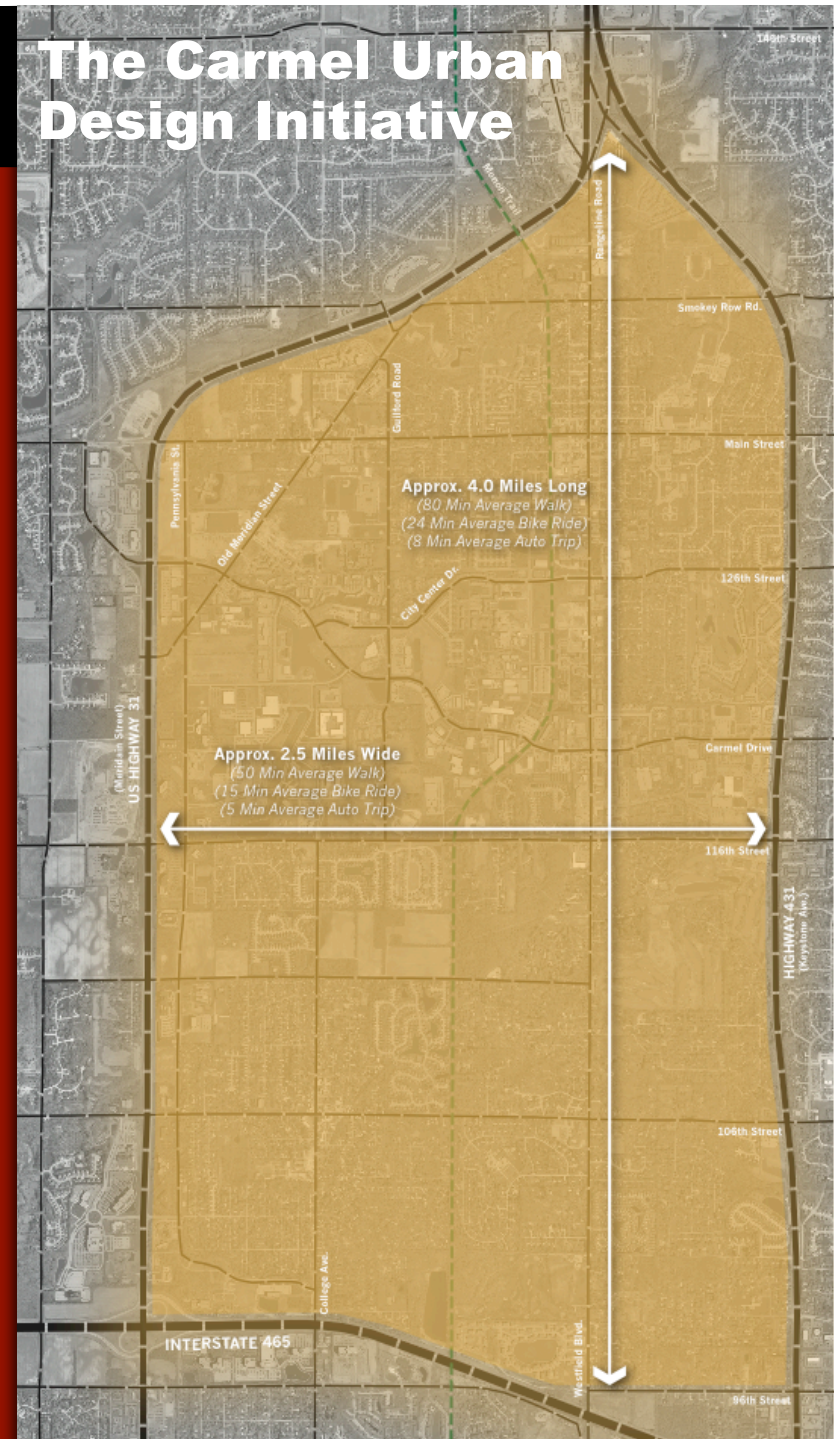
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# Carmel Central Core

- Mix of Land Uses
- Mix of people, styles and scales of design
- Mix of architectural styles, public art and public spaces including parks.
- Walkable Centers - Pedestrian is celebrated!
- Streets for more than just cars... Bike/Walk/Auto Design...and mass transit

## The Carmel Urban Design Initiative





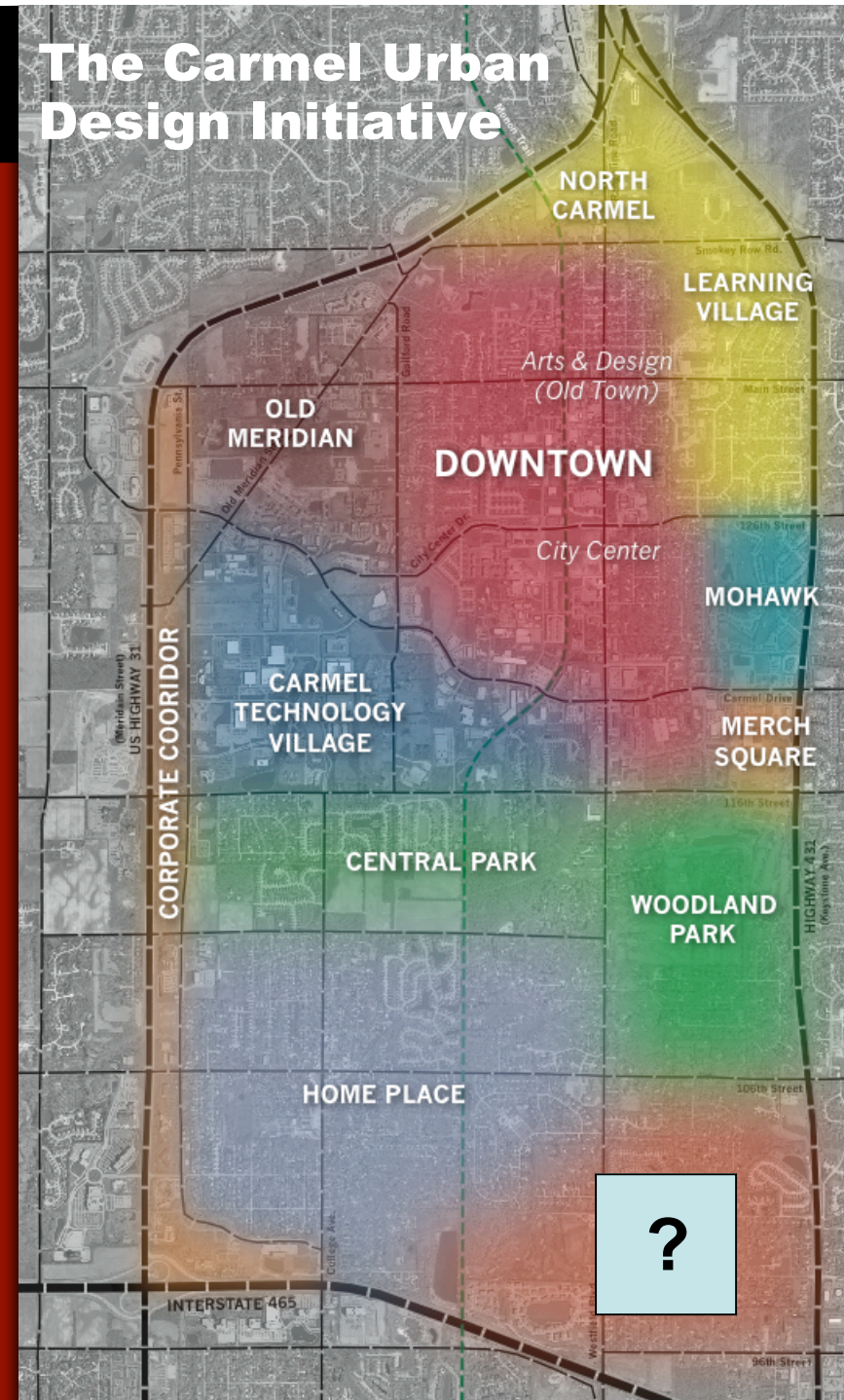
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# A CITY OF NEIGHBORHOODS:

- Connected places
- Identity and Community Pride
- Mix of Land Uses
- Pedestrian/Bicycle Friendly
- Walkable Centers
- Logical Naming

## The Carmel Urban Design Initiative

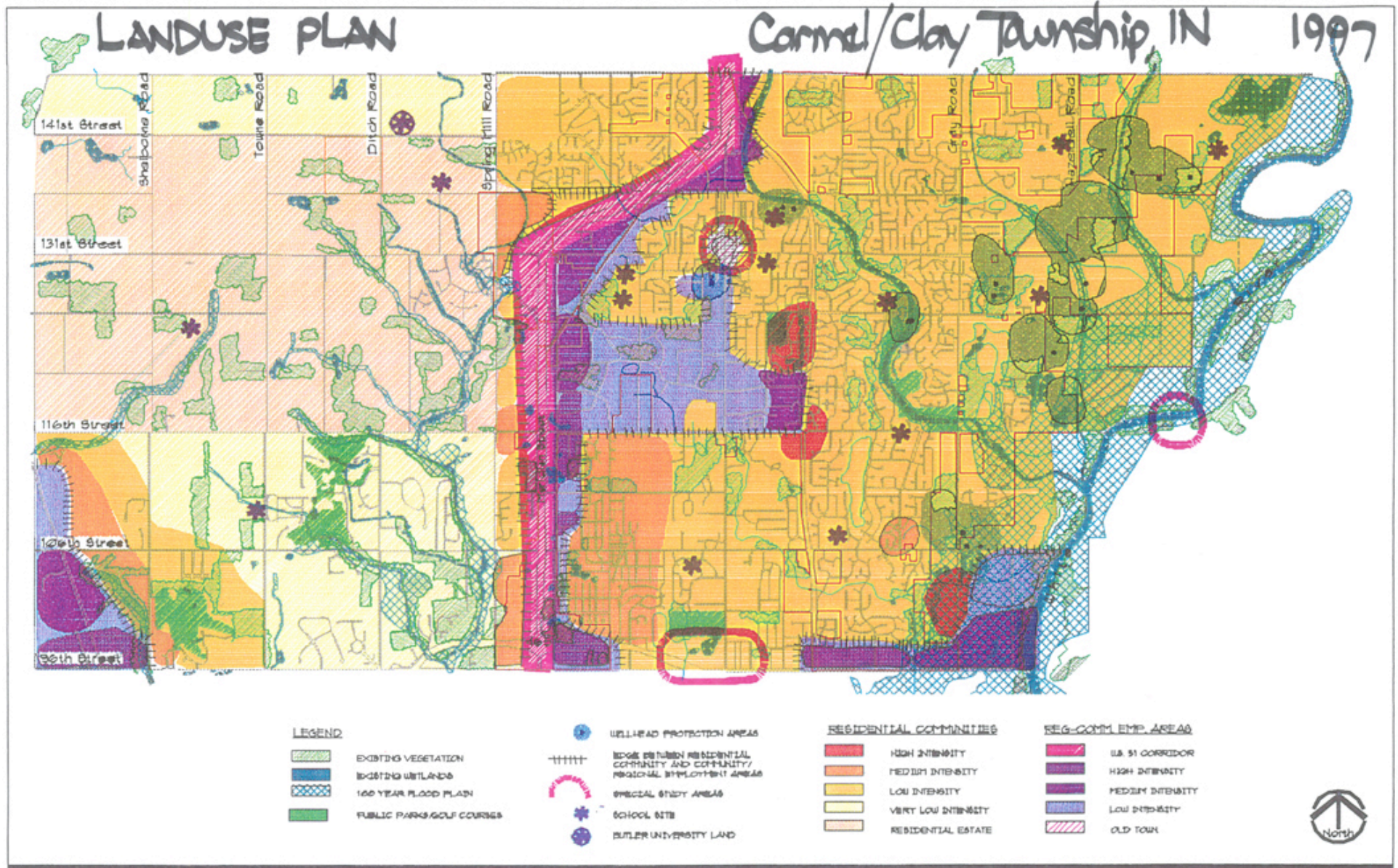




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# 10 Year Old Comprehensive Plan



## **Summary of Past Activities**

- 1. Project was initiated over the course of time as a response to various development proposals which have been brought before the Plan Commission and Board of Zoning Appeals.**
- 2. Consultant was hired to draft a series of recommendations for review by a group of neighborhood residents, developers, and city staff.**
- 3. Two presentations were given to this group (June 6th and July 12th).**
- 4. The planning ideas were open for comment and suggestion from this group.**
- 5. Feeling that these planning ideas were a good starting point, the meeting on August 15th was held for community input and feedback.**



**The Department of Community Services, as the land use planning organization of the City of Carmel and Clay Township, sees the development pressures this planning area is facing. Rather than being reactive to piece-by-piece development, the department is instituting a land use planning process that seeks to have in place a conceptual framework plan for the future to guide potential development, should it occur through the private market of redevelopment in the area.**



- **This is not a re-zoning of the area. Rather, as the private market acquires property and seeks to change the zoning, this plan would provide guidance to the planning commission on how to review the requested change.**
- **Also, it seeks to have private development understand the need for well-designed, community-scaled development.**
- **The City of Carmel has no intentions of taking anyone's property through use of Eminent Domain to implement this plan. Rather, it sees the planning process as a way to guide private development efforts.**

- **Hold community meetings and allow for discussion on a series of conceptual recommendations.**
- **Re-evaluate/re-design recommendations based on community feedback.**
- **Create a small “steering committee” group to guide discussions and work with planners.**
- **Refine again and then present to the Planning Commission.**
- **The Planning Commission has several public hearings to have public feedback and discussion on whether to approve or disapprove.**
- **If approved, then sent to the City Council for public hearings, leading to approval/disapproval.**

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# Further Plan Explanations



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## LAND USE FRAMEWORK PLANNING Planning Area

- *Scale of Map is large - Difficult to represent small "jogs" in roadways precisely.*
- *Haverstick "jog" would be an example of this. Not recommended to be eliminated.*
- *Understood that this covers area of both Hamilton and Marion Counties*

PLANNING AREA

An aerial photograph of a suburban area in Carmel, Indiana. A thick, dashed white line outlines a rectangular 'PLANNING AREA'. The text 'PLANNING AREA' is written in large, yellow, all-caps letters across the center of this area. A green dashed line with arrowheads at both ends runs vertically through the map, starting from the bottom and extending upwards, passing through the planning area. The map shows various residential developments, including cul-de-sacs and winding roads. A large, irregularly shaped pond is visible in the lower-left quadrant of the planning area. The surrounding area outside the planning area boundary also shows residential developments and some undeveloped land.



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## LAND USE FRAMEWORK PLANNING Residential Conservation

- *Significant Tree Canopy*
- *Quality Housing Stock*
- *Relatively small lot size*
- *These homes should be maintained as single family residences as they are now.*

RESIDENTIAL  
CONSERVATION  
ZONE





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## **LAND USE FRAMEWORK PLANNING**

# **Residential Conservation**



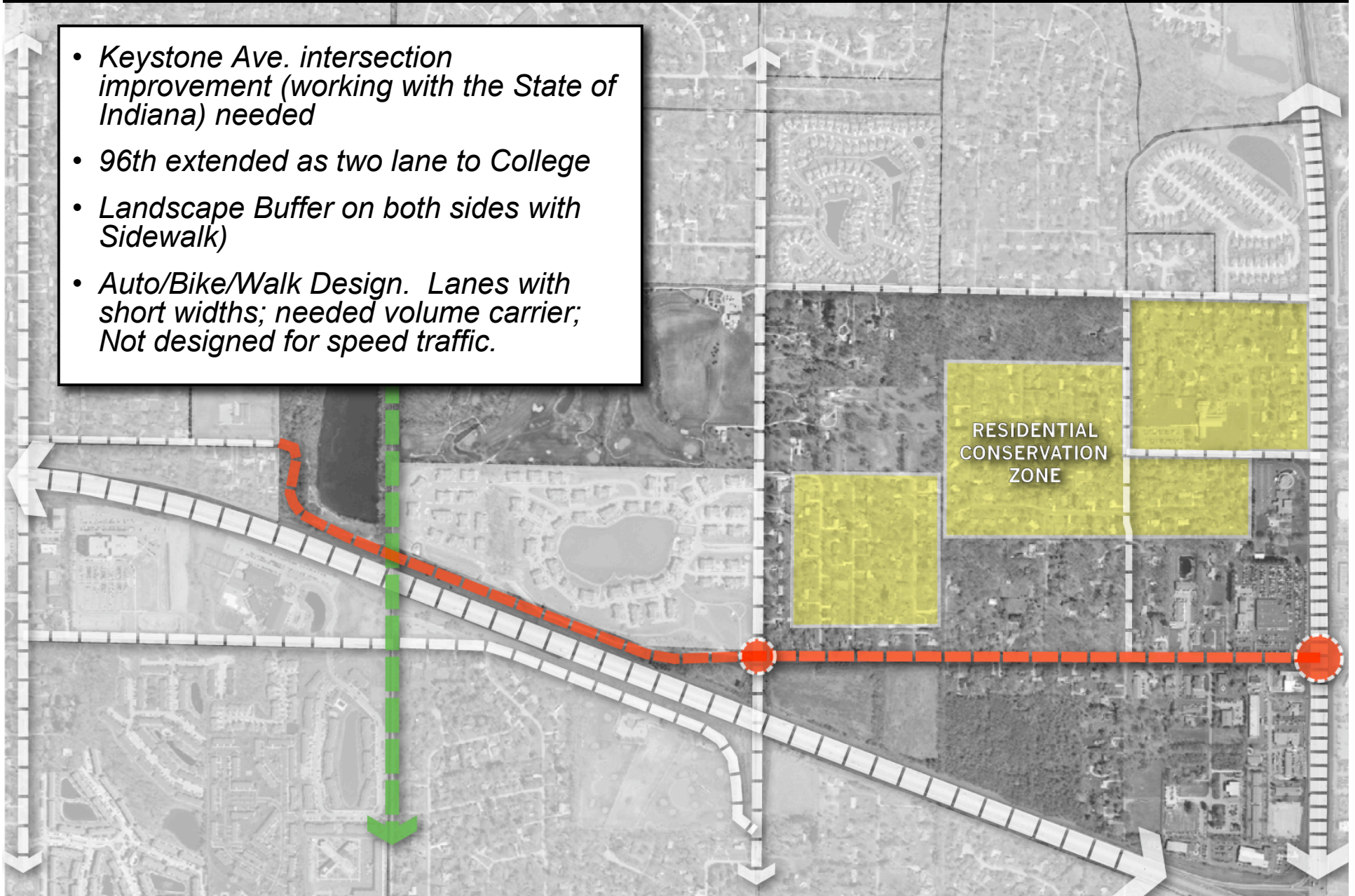


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## LAND USE FRAMEWORK PLANNING 96th Street Extension

- *Keystone Ave. intersection improvement (working with the State of Indiana) needed*
- *96th extended as two lane to College*
- *Landscape Buffer on both sides with Sidewalk)*
- *Auto/Bike/Walk Design. Lanes with short widths; needed volume carrier; Not designed for speed traffic.*





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## LAND USE FRAMEWORK PLANNING 96th Street Extension Ideas



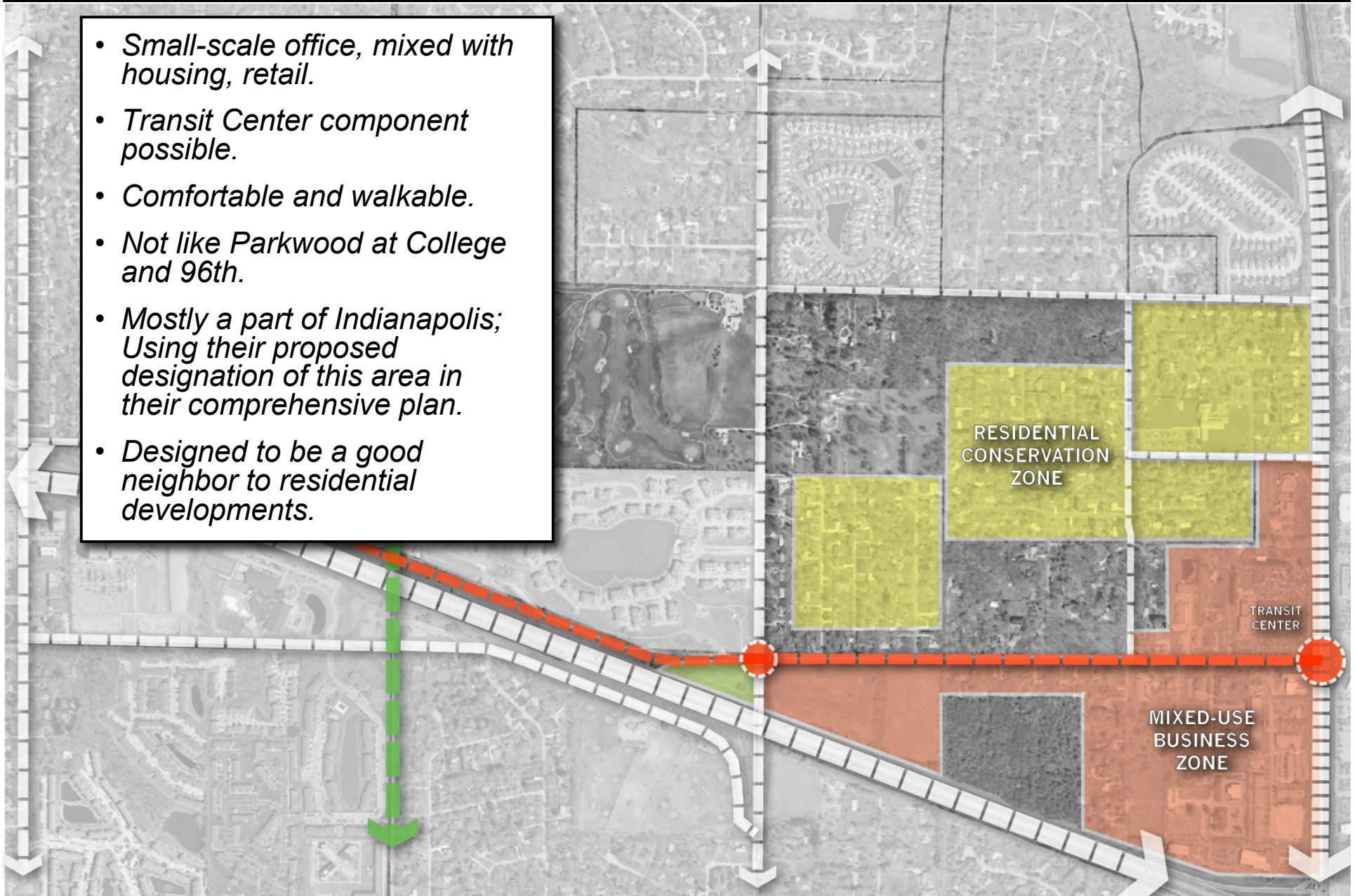


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## LAND USE FRAMEWORK PLANNING Mixed Use-Business Zone

- *Small-scale office, mixed with housing, retail.*
- *Transit Center component possible.*
- *Comfortable and walkable.*
- *Not like Parkwood at College and 96th.*
- *Mostly a part of Indianapolis; Using their proposed designation of this area in their comprehensive plan.*
- *Designed to be a good neighbor to residential developments.*





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Photo Analogies

**MIXED-USE BUSINESS IDEAS**





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Photo Analogies

# MIXED-USE BUSINESS IDEAS





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# TRANSIT CENTER IDEAS

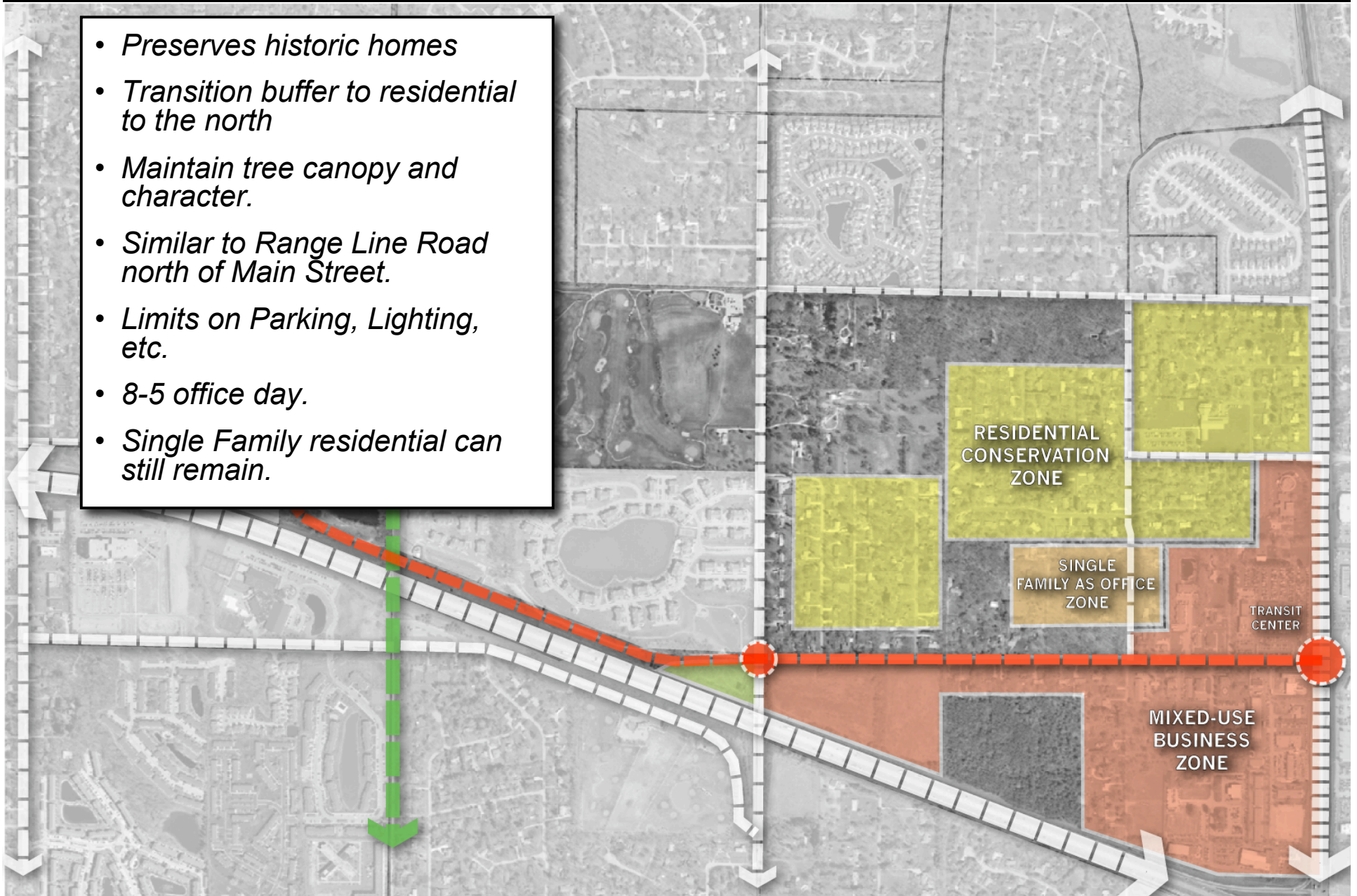


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## LAND USE FRAMEWORK PLANNING Single Family as Office

- *Preserves historic homes*
- *Transition buffer to residential to the north*
- *Maintain tree canopy and character.*
- *Similar to Range Line Road north of Main Street.*
- *Limits on Parking, Lighting, etc.*
- *8-5 office day.*
- *Single Family residential can still remain.*





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## **LAND USE FRAMEWORK PLANNING**

# **Single Family as Office**



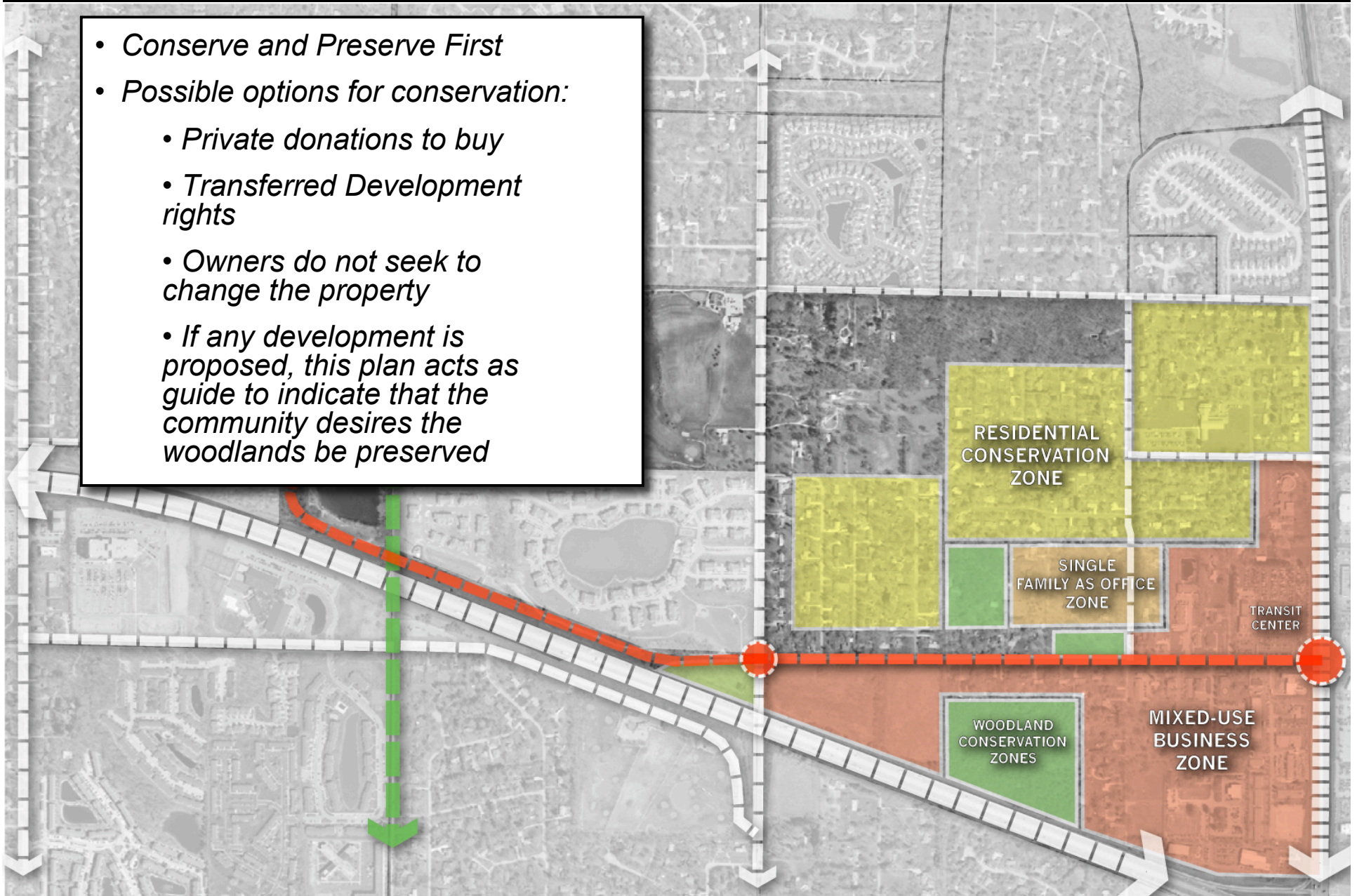


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## LAND USE FRAMEWORK PLANNING Woodland Conservation

- *Conserve and Preserve First*
- *Possible options for conservation:*
  - *Private donations to buy*
  - *Transferred Development rights*
  - *Owners do not seek to change the property*
  - *If any development is proposed, this plan acts as guide to indicate that the community desires the woodlands be preserved*





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## LAND USE FRAMEWORK PLANNING **Woodland Conservation**



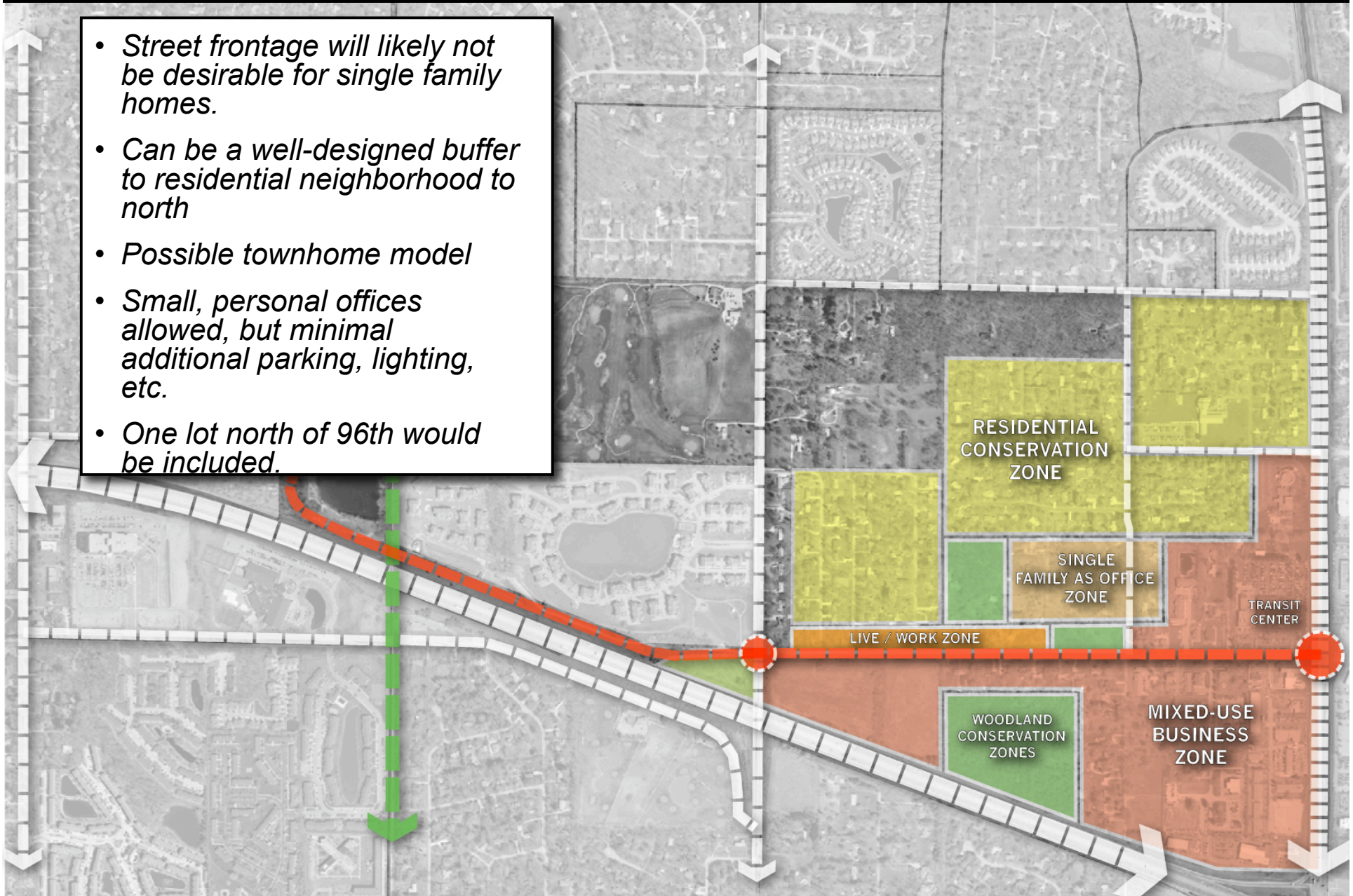


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## LAND USE FRAMEWORK PLANNING Live/Work Zone

- *Street frontage will likely not be desirable for single family homes.*
- *Can be a well-designed buffer to residential neighborhood to north*
- *Possible townhome model*
- *Small, personal offices allowed, but minimal additional parking, lighting, etc.*
- *One lot north of 96th would be included.*



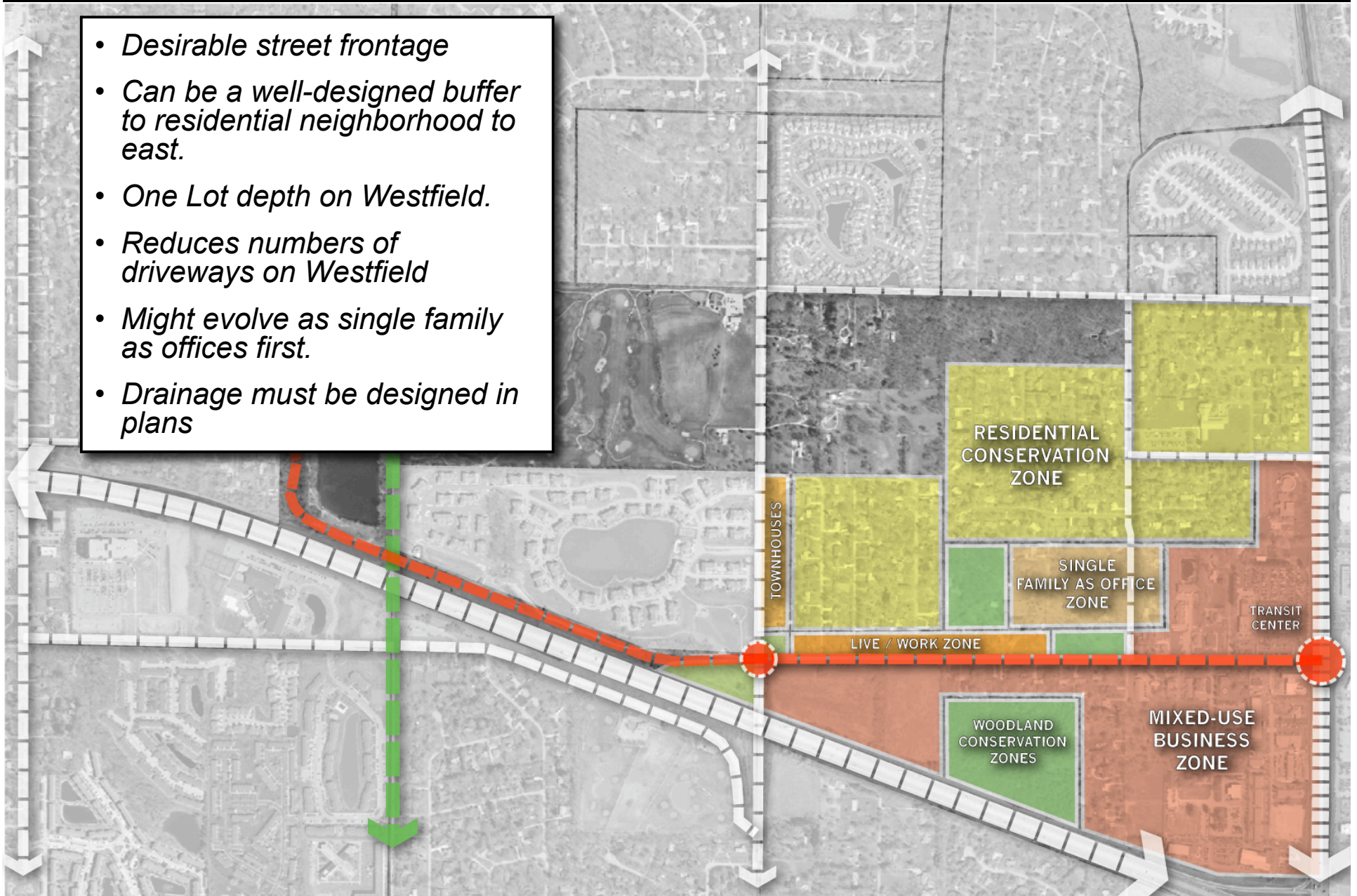


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## LAND USE FRAMEWORK PLANNING Townhouses

- *Desirable street frontage*
- *Can be a well-designed buffer to residential neighborhood to east.*
- *One Lot depth on Westfield.*
- *Reduces numbers of driveways on Westfield*
- *Might evolve as single family as offices first.*
- *Drainage must be designed in plans*





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Photo Analogies

# LIVE / WORK & TOWNHOME IDEAS



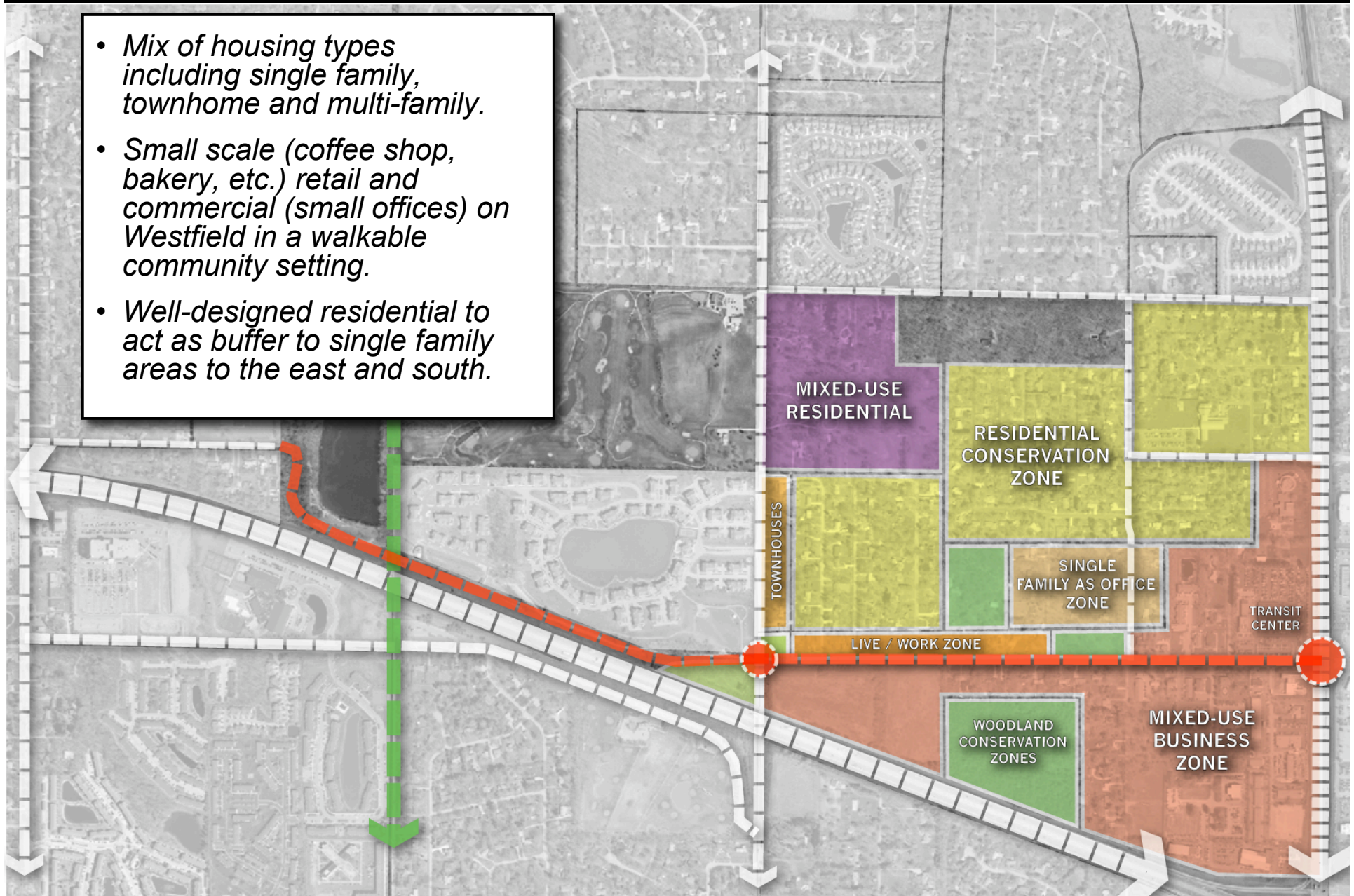


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## LAND USE FRAMEWORK PLANNING Mixed-Use Residential

- *Mix of housing types including single family, townhome and multi-family.*
- *Small scale (coffee shop, bakery, etc.) retail and commercial (small offices) on Westfield in a walkable community setting.*
- *Well-designed residential to act as buffer to single family areas to the east and south.*





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Photo Analogies

# MIXED-USE RESIDENTIAL IDEAS





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# SINGLE FAMILY IDEAS



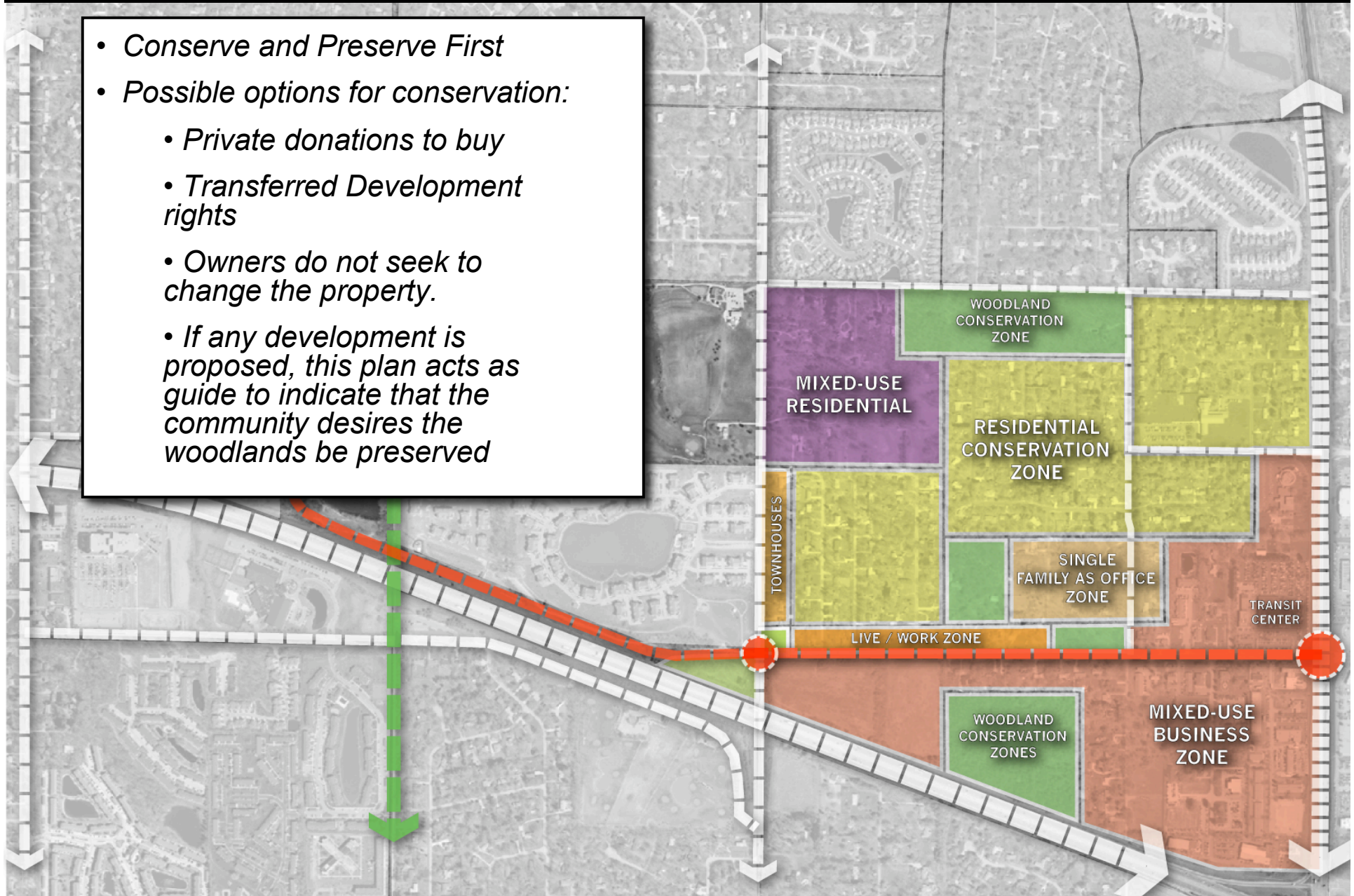


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## LAND USE FRAMEWORK PLANNING **Woodland Conservation**





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## LAND USE FRAMEWORK PLANNING Mixed-Use Residential

- *If the golf course is sold for development, that development should be of high quality.*
- *Mix of housing types including single family, townhome and multi-family.*
- *Small Scale (coffee shop, bakery, etc.) retail and commercial (small offices) on Westfield in a walkable community setting.*
- *Well-designed residential to act as buffer transition to single family areas to the north.*
- *No large big box retailers or large traffic generating stores.*
- *Significant, useable open spaces designed into the development.*



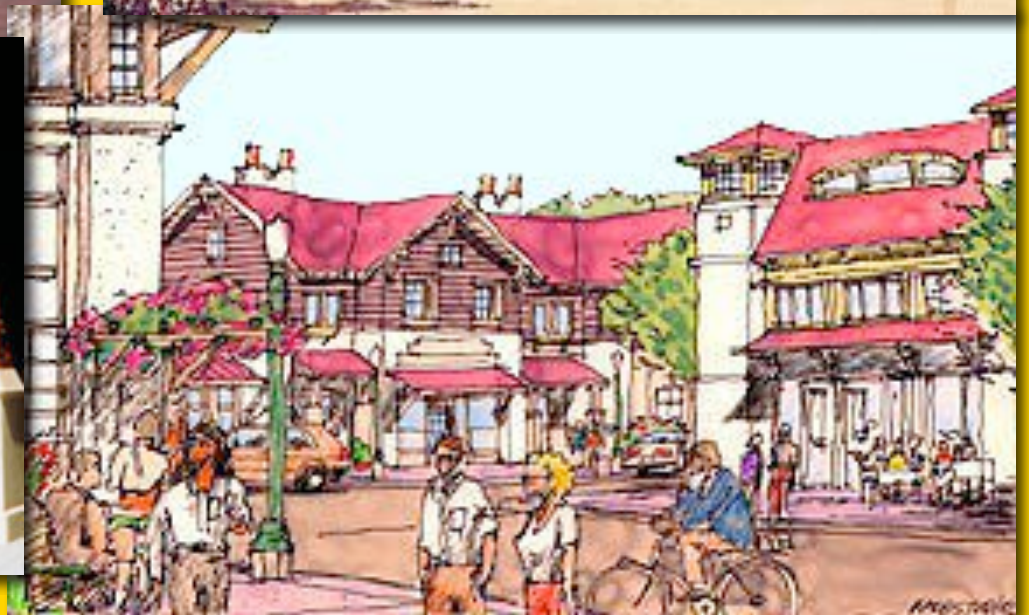


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Photo Analogies

# MIXED-USE RESIDENTIAL IDEAS



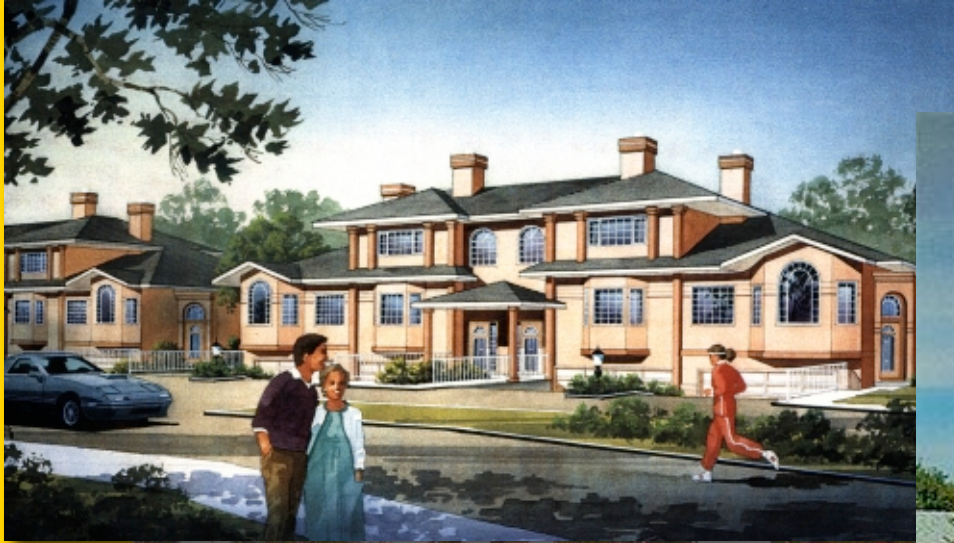


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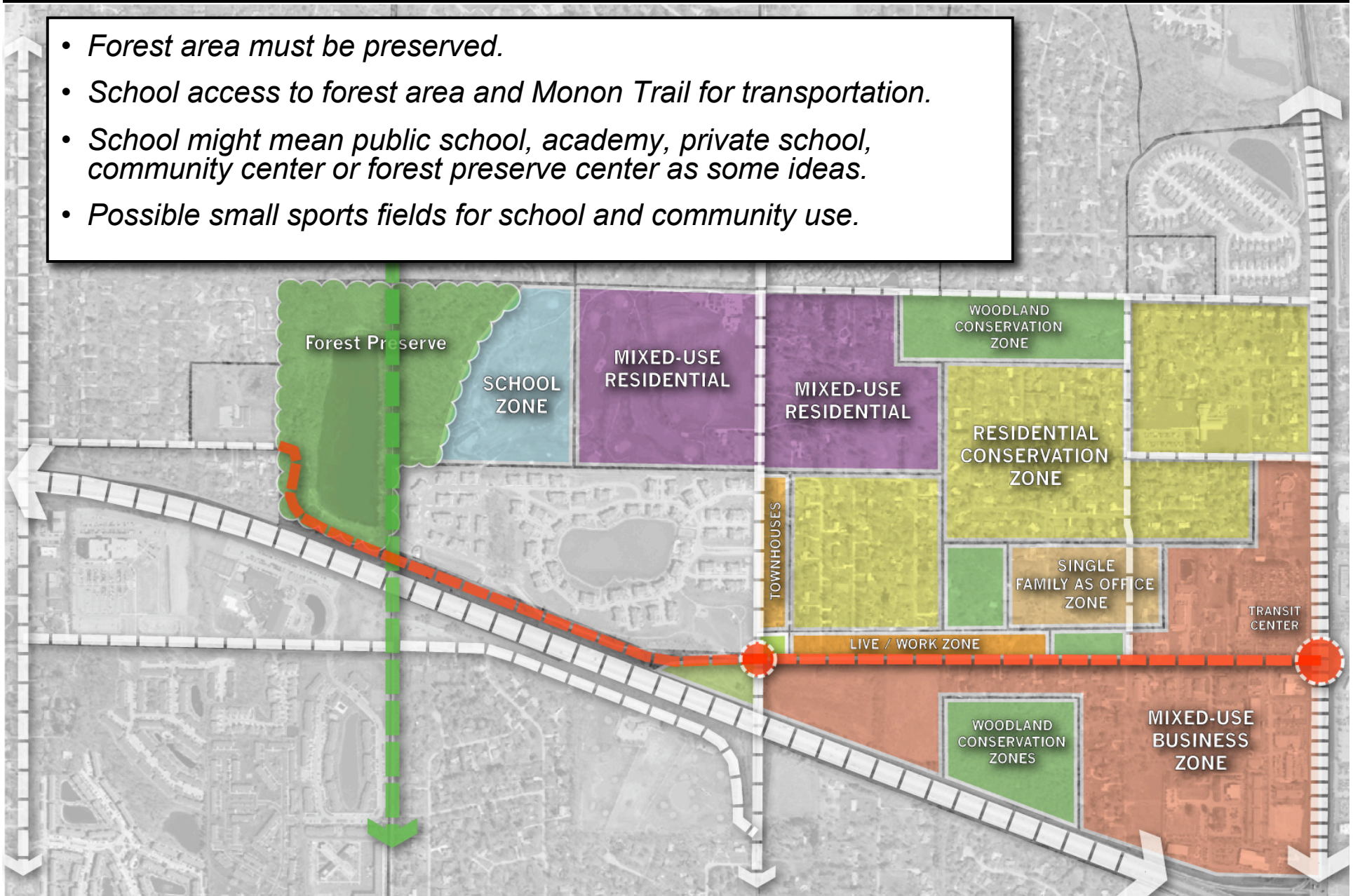


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## LAND USE FRAMEWORK PLANNING School & Preserve

- *Forest area must be preserved.*
- *School access to forest area and Monon Trail for transportation.*
- *School might mean public school, academy, private school, community center or forest preserve center as some ideas.*
- *Possible small sports fields for school and community use.*





- We seek further comment and discussion on these ideas. If you have a survey (sent with meeting notice mailing) we would like to collect it in the box in the back of the room.
- Email is an excellent tool for communication.  
[Mhollibaugh@carmel.in.gov](mailto:Mhollibaugh@carmel.in.gov)  
[akeeling@carmel.in.gov](mailto:akeeling@carmel.in.gov)  
[adam@edenlanddesign.com](mailto:adam@edenlanddesign.com)
- Phone the DOCS offices - 571-2417
- If you would like to be a part of a “small group” or “steering committee” for this effort, please indicate on the sign up sheet. This committee will meet in approx. three weeks to discuss comments and set the next large community meeting date.



**What are some strengths and weaknesses of the area today?**

**What are the strengths of these ideas as they are presented today?**

**What are the weaknesses of these ideas as they are presented today?**